

**Flood Protection Corridor Program Grant Application**  
**Reclamation District 2107 Flood Protection, ELO-Restoration, and Agriculture Reserve Project**  
**Stewart Tract and El Rancho Pescadero Structural Improvements**

A.P.N.	Address	Owner	Assessed Value	Improvements			Comments
				Type	Sq. Ft.	Rep. Cost	
213-110-01	5600 W Stewart Rd.	Rodgers	\$40,213				Farm Site with Most Buildings Removed
				Shop	2,400	\$0	Poor Condition. No Value
				Old Bunkhouse	1,440	\$0	Poor Condition. No Value
						<u>\$5,000</u>	Site Improvements
				Total Structural Improvements		\$5,000	
213-110-02	5100 W Stewart Rd.	Rodgers	\$17,535				Farm Site
				Residence	1,200	\$67,200	Average Quality Valued @ \$56 per sq. ft.
				Garage	432	\$13,824	Average Quality Valued @ \$32 per sq. ft.
				Residence	800	\$40,000	Fair Quality Valued @ \$50 per sq. ft.
				Garage	288	\$7,200	Fair Quality Valued @ \$25 per sq. ft.
				Shop	1,600	\$19,200	Fair Quality Valued @ \$10 per sq. ft.
				Shop	800	\$9,600	Fair Quality Valued @ \$10 per sq. ft.
				Shed	120	<u>\$720</u>	Low Quality Valued @ \$6 per sq. ft.
				Total Structural Improvements		\$157,744	
213-120-02	16319 N Paradise Ave	Califia	\$0				Farm Site
				Residence	1,076	\$60,256	Average Quality Valued @ \$56 per sq. ft.
				Garage	400	\$8,800	Average Quality Valued @ \$22 per sq. ft.
				Shop	800	\$9,600	Fair Quality Valued @ \$10 per sq. ft.
				Shop	14,040	<u>\$168,480</u>	Fair Quality Valued @ \$10 per sq. ft.
				Total Structural Improvements		\$247,136	
213-220-02	16777 S Cohen Rd.	Califia	\$0				Farm Site
				Residence	1,196	\$59,800	Fair Quality Valued @ \$50 per sq. ft.
				Shop	2,560	\$30,720	Fair Quality Valued @ \$10 per sq. ft.
				Implement Shed	112	<u>\$896</u>	Fair Quality Valued @ \$8 per sq. ft.
				Total Structural Improvements		\$91,416	

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213-220-04	3637 W Stewart Rd.	Utley	\$408,926				Horse Ranch
				Residence	2,400	\$134,400	Average Quality Valued @ \$56 per sq. ft.
				Equip. Shop	1,600	\$35,200	Average Quality Valued @ \$22 per sq. ft.
				Shop	1,200	\$16,800	Average Quality Valued @ \$14 per sq. ft.
				Hay Barn	2,160	\$17,280	Average Quality Valued @ \$8 per sq. ft.
				Horse Barn	2,592	\$31,104	Average Quality Valued @ \$12 per sq. ft.
				Horse Barn	2,400	\$28,800	Average Quality Valued @ \$12 per sq. ft.
				Tack Shed	600	\$4,800	Fair Quality Valued @ \$8 per sq. ft.
				20 Shelters	8,200	\$49,200	Average Quality Valued @ \$6 per sq. ft.
				Total Structural Improvements		\$317,584	
213-240-02	1417 W Stewart Rd.	Califia	\$0				Equipment service & Leasing
				Residence	1,080	\$54,000	Fair Quality Valued @ \$50 per sq. ft.
				Shed	80	\$480	Low Quality Valued @ \$6 per sq. ft.
				Shop	2,800	\$39,200	Average Quality Valued @ \$14 per sq. ft.
				Machine Shop	1,600	\$35,200	Fair Quality Valued @ \$22 per sq. ft.
				Implement Shed	3,200	\$25,600	Fair Quality Valued @ \$8 per sq. ft.
				Implement Shed	3,200	\$25,600	Fair Quality Valued @ \$8 per sq. ft.
				Pole Shed	4,800	\$28,800	Fair Quality Valued @ \$6 per sq. ft.
				Total Structural Improvements		\$208,880	
213-290-01	2101 W Manthey Rd.	Dell Osso	\$4,078				Pump and Pipeline,
				Total Structural Improvements		0	No Structural Improvement
213-290-02	1501 W Manthey Rd.	Dell Osso	\$2,364				Pump and Pipeline,
				Total Structural Improvements		0	No Structural Improvement

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A.P.N.	Address	Owner	Assessed Value	Type	Sq. Ft.	Rep. Cost	Comments
213-290-05	26 Stewart Rd.	Dell Osso	\$160,093				Farm Dairy site w/ some Builds Removed
				Residence	1,706	\$95,536	Average Quality Valued @ \$56 per sq. ft.
				Residence	1,180	\$59,000	Fair Quality Valued @ \$50 per sq. ft.
				Residence	1,077	\$53,850	Fair Quality Valued @ \$50 per sq. ft.
				Office	1,800	\$63,000	Average Quality Valued @ \$35 per sq. ft.
				Shop	3,200	\$44,800	Average Quality Valued @ \$14 per sq. ft.
				Pole Shed	1,200	\$7,200	Fair Quality Valued @ \$6 per sq. ft.
				6 Small Sheds	1,728	\$10,368	Low Quality Valued @ \$6 per sq. ft.
				Total Structural Improvements		\$333,754	
213-290-07	950 Manthey Rd.	Brooks	\$69,500				Commercial Fruit Stand & Deli
				Fruit Stand	2,016	\$46,368	Fair Quality Valued @ \$23 per sq. ft.
				Deli	1,440	\$54,720	Average Quality Valued @ \$38 per sq. ft.
				Total Structural Improvements		\$101,088	
213-290-15	W Manthey Rd.	Brooks	\$3,493			5,000	Pump, Electricity & Fence.(Pumpkin Patch)
					30,000	30,000	Gravel Parking Lot
				Total Structural Improvements		\$35,000	
213-290-17	Stewart Rd.	Dell Osso	\$18,450				Old Dairy Farm
				Implement Shed	2,464	\$14,784	Low Quality Valued @ \$6 per sq. ft.
				Storage	360	\$4,320	Fair Quality Valued @ \$10 per sq. ft.
				Milk House	1,806	\$0	Poor Condition. No Value
				Milk Barn	6,867	\$0	Poor Condition. No Value
				6 Brick Silos		\$0	Poor Condition. No Value
				Misc. Buildings		\$0	Poor Condition. No Value
				Total Structural Improvements		\$19,104	

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A.P.N.	Address	Owner	Assessed Value	Type	Sq. Ft.	Rep. Cost	Comments
213-300-01	1710 W Stewart Rd.	Califia	\$0				Farm Site
				Residence	810	\$40,500	Fair Quality Valued @ \$50 per sq. ft.
				Shop	2,400	\$28,800	Fair Quality Valued @ \$10 per sq. ft.
				Equip Shed	800	\$6,400	Fair Quality Valued @ \$8 per sq. ft.
				Total Structural Improvements		\$75,700	
213-300-04	454 W Stewart Rd.	Cambay	\$0				Home Site Buildings have been removed
				Residence	1,596	\$0	No Existing Structure
						\$5,000	Site Improvements
				Total Structural Improvements		\$5,000	
213-300-05	294 W Stewart Rd.	Rec Dist 2062	\$0				Farm Site, Rec Dist. Office
				Residence	810	\$40,500	Fair Quality Valued @ \$50 per sq. ft.
				Shop	800	\$9,600	Fair Quality Valued @ \$10 per sq. ft.
				Shop	600	\$7,200	Fair Quality Valued @ \$10 per sq. ft.
				Total Structural Improvements		\$57,300	
213-310-01	301 W Stewart Rd.	Califia	\$38,253				Farm Site
				Res / Office	1,800	\$100,800	Average Quality Valued @ \$56 per sq. ft.
				Residence	1,008	\$50,400	Fair Quality Valued @ \$50 per sq. ft.
				Garage	480	\$12,000	Fair Quality Valued @ \$25 per sq. ft.
				Shop	3,800	\$45,600	Fair Quality Valued @ \$10 per sq. ft.
				Residence	2,400	\$134,400	Average Quality Valued @ \$56 per sq. ft.
				Residence	1,500	\$84,000	Average Quality Valued @ \$56 per sq. ft.
				Total Structural Improvements		\$427,200	

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A.P.N.	Address	Owner	Assessed Value	Type	Sq. Ft.	Rep. Cost	Comments
213-320-01	15 W Stewart Rd.	Leachman	\$32,426				Home Site
				2 Story Res.	1,597	\$79,850	Fair Quality Valued @ \$50 per sq. ft.
				Garage	600	<u>\$15,000</u>	Fair Quality Valued @ \$25 per sq. ft.
				Total Structural Improvements		\$94,850	
239-020-02	34 W Mossdale Rd.	Jacobs	\$0				Farm Site with Buildings Removed
						<u>\$5,000</u>	Site Improvements
				Total Structural Improvements		\$5,000	
239-020-03	100 W Mossdale Rd.	Castellanos	\$46,966				Home Site
				Residence	1,263	\$63,150	Fair Quality Valued @ \$50 per sq. ft.
				Garage	600	<u>\$15,000</u>	Fair Quality Valued @ \$25 per sq. ft.
				Total Structural Improvements		\$78,150	
239-030-01	96 W Mossdale Rd.	Mossdale Assoc.	\$22,992				Farm Site with Buildings Removed
				Pump Platform	80	\$240	Fair Quality Valued @ \$3 per sq. ft.
						<u>\$5,000</u>	Site Improvements
				Total Structural Improvements		\$5,240	
239-030-02	400 W Mossdale Rd.	Dillard	\$249,777				Boat Sales and Service
				Boat shop / sales	9,000	<u>\$315,000</u>	Average Quality Valued @ \$35 per sq. ft.
				Total Structural Improvements		\$315,000	
239-030-03	444 W Mossdale Rd.	Bokides Petrol.	\$82,601				Exxon Service Station
				Station / Office	864	\$38,880	Average Quality Valued @ \$45 per sq. ft.
				Pump Canopy	1,804	<u>\$21,648</u>	Average Quality Valued @ \$12 per sq. ft.
				Total Structural Improvements		\$60,528	

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A.P.N.	Address	Owner	Assessed Value	Type	Sq. Ft.	Rep. Cost	Comments
239-030-05	622 W Mossdale Rd.	Hystad	\$28,745				Home / Horse Ranch
				Residence	1,360	\$76,160	Average Quality Valued @ \$56 per sq. ft.
				Barn	480	\$4,800	Fair Quality Valued @ \$10 per sq. ft.
				Shed	364	\$2,184	Fair Quality Valued @ \$6 per sq. ft.
				Shelter	224	\$896	Fair Quality Valued @ \$4 per sq. ft.
				Total Structural Improvements		\$84,040	
239-030-08	800 W Mossdale Rd.	Mosssdale Assoc.	\$33,684				Sand Excavating Business
				Shop / Office	6,000	\$210,000	Average Quality Valued @ \$35 per sq. ft.
				Total Structural Improvements		\$210,000	
239-030-09	640 W Mossdale Rd.	Alegre	\$159,536				Old Dairy Site w/ some Buildings Removed
				Residence	800	\$0	Poor Condition. No Value
				Residence	800	\$0	Poor Condition. No Value
				Residence	800	\$0	Poor Condition. No Value
				Milk House	1,000	\$0	Poor Condition. No Value
						\$5,000	Site Improvements
Total Structural Improvements		\$5,000					
239-040-04	1298 W Mossdale Rd.	Pishos	\$14,535				River Pump with Pipeline
				Pump Platform	60	\$180	Average Quality Valued @ \$3 per sq. ft.
				Total Structural Improvements		\$180	
239-040-07	1300 W Mossdale Rd.	Pishos	\$11,793				River Pump with Pipeline
				Pump House	135	\$540	Average Quality Valued @ \$4 per sq. ft.
				Total Structural Improvements		\$540	
TOTAL ASSESED VALUE			\$1,445,960				
TOTAL REPLACEMENT COST NEW WITH LOCAL COST MULTIPLIER (RCN x 1.2)						\$3,528,521	